



Morgans

PROPERTY

13 Goldcrest Place, Dunfermline, KY11 8WB

Offers Over £399,995



4

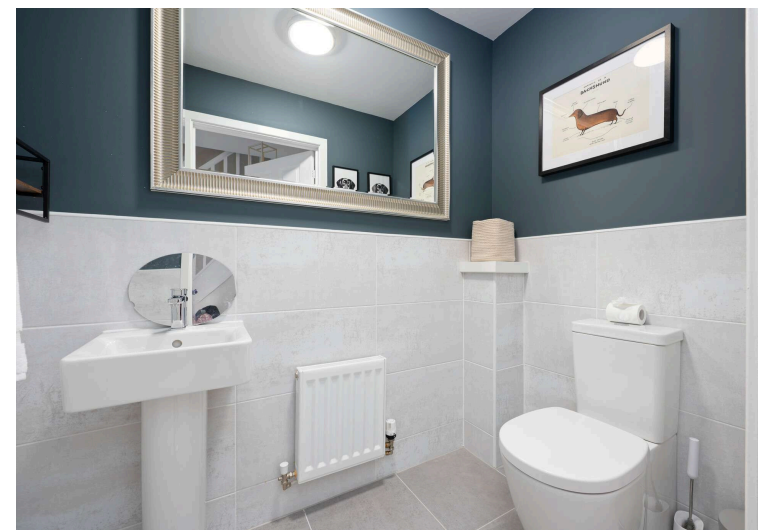
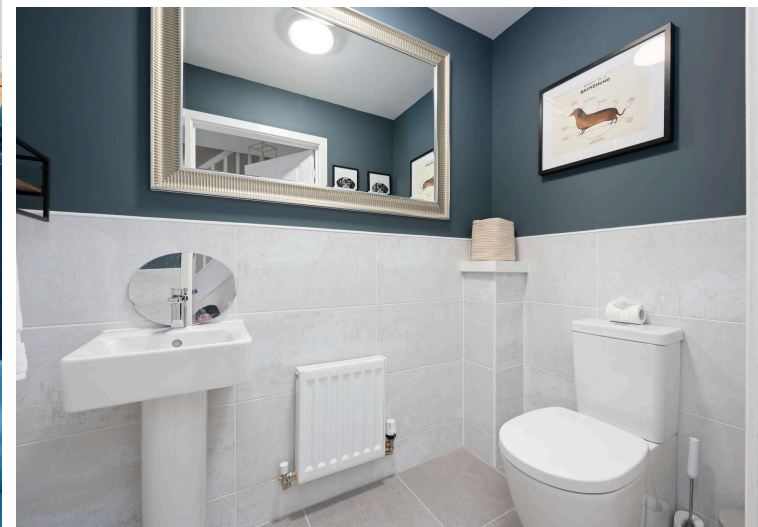


3



2





Ent Hallway Wc



Four Bedrooms



Lounge



En Suite Bathroom



Dining Kitchen



Garage Driveway Garden



EPC Rating -



Council Tax Band -



Welcome

DESCRIPTION

Absolutely stunning executive family villa built by Miller Homes situated off Lapwing Drive and central to all amenities and schooling. The property is situated on an enviable plot within this exclusive estate, is beautifully presented and a credit to the present owner with stylish fixtures and fittings throughout making this a contemporary family home with all the convenience of modern living. The subjects briefly comprise entrance hallway, lounge, study/playroom, open plan kitchen/dining/family room, utility and w.c facilities on the ground floor. On the upper level there is principal bedroom with en-suite and built in wardrobes, double bedroom with en-suite, two further bedrooms and family bathroom. Good storage throughout and access to attic. The gardens are fully enclosed providing a child and pet safe environment with landscaped grounds offering an idyllic haven. The property is double glazed with gas central heating. The double driveway leads to detached garage.

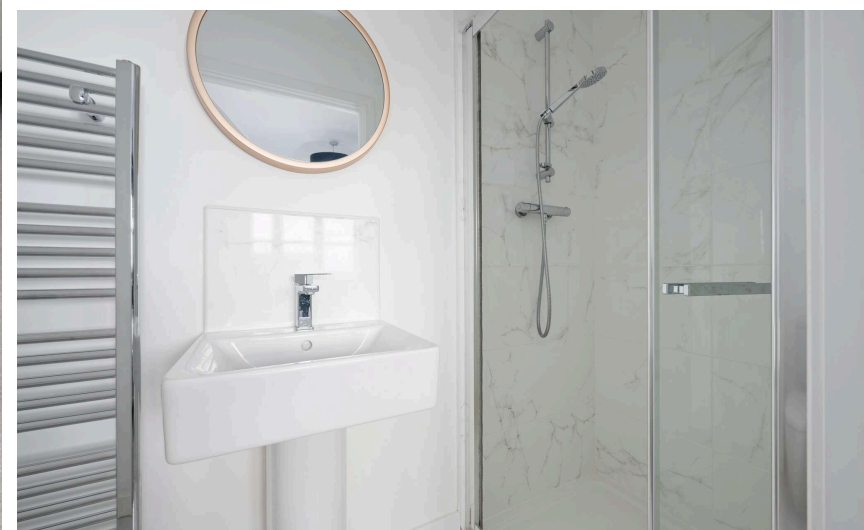
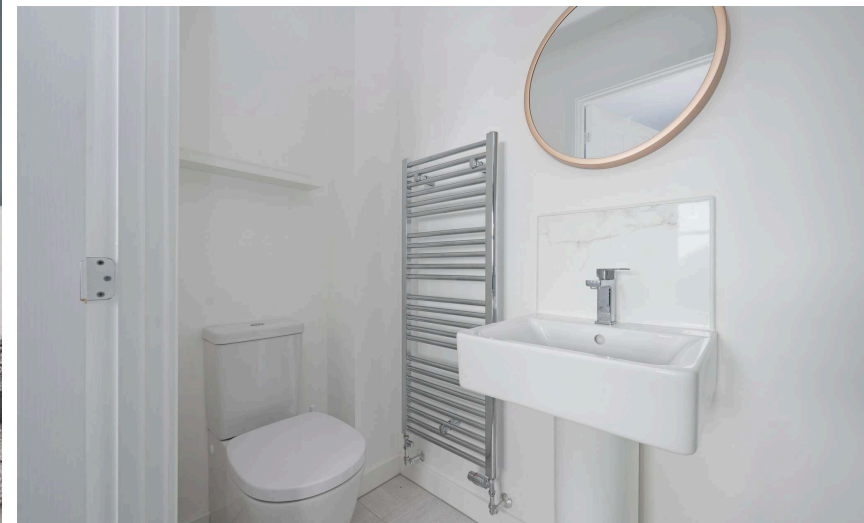


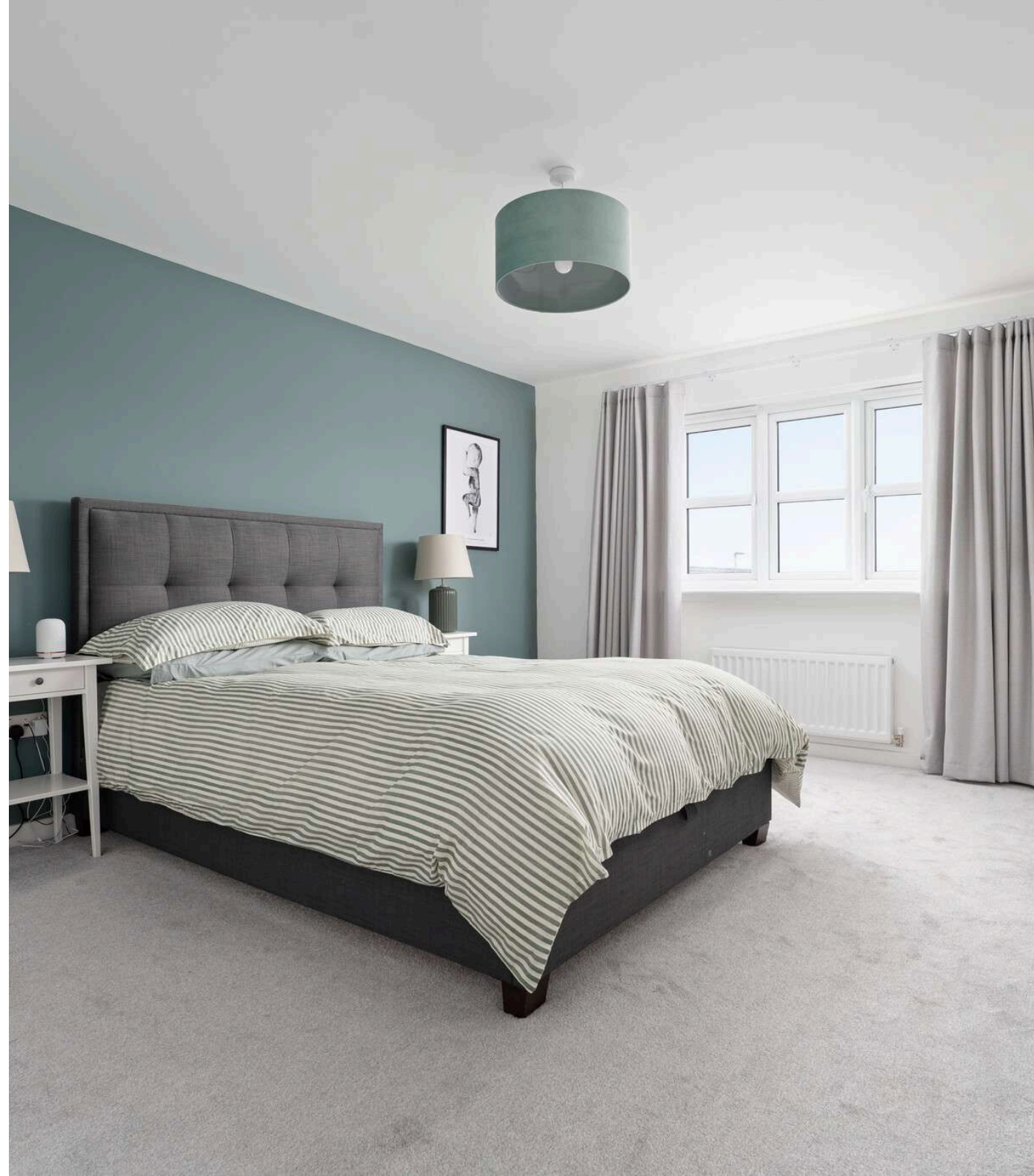
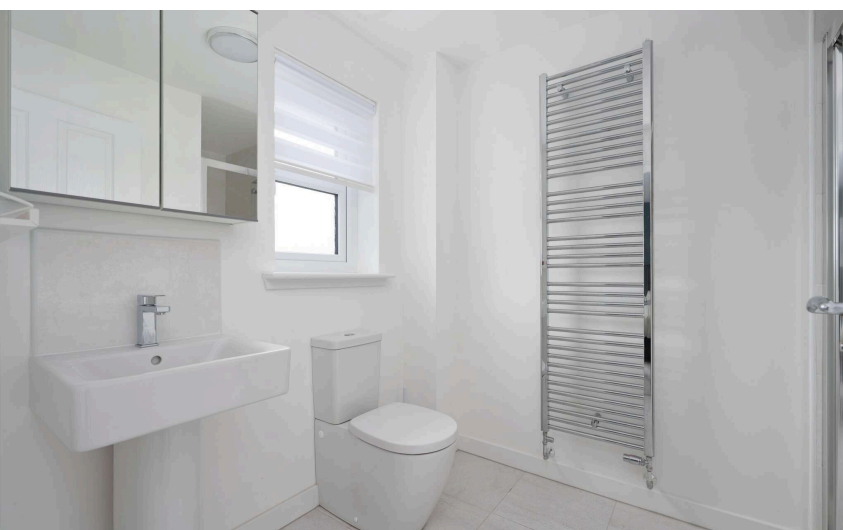


EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings (Excluding light shades) together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







Dunfermline

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

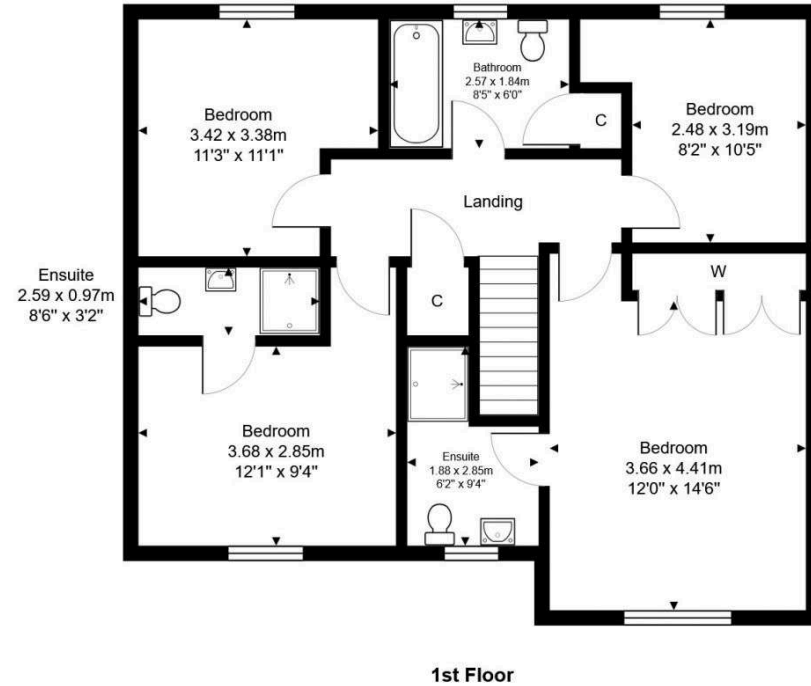
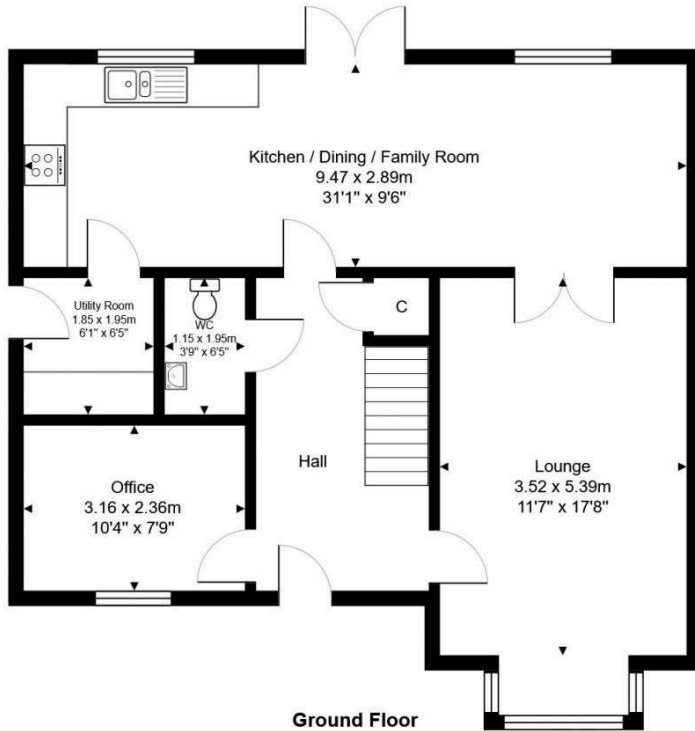
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Total Area: 151.0 m² ... 1626 ft²

All measurements are approximate and for display purposes only



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.